

above, the land development pattern in Whiteville has also been affected by the transportation net and the utility net (primarily electrical lines, water mains, and sewer mains).

Whenever a new street is opened, whether it be a thoroughfare such as Powell Boulevard or just an extension of an existing street such as Smith Street, it opens new areas for development and makes other areas more accessible. Because development has leveled off in Whiteville, this phenomenon cannot be readily observed, nevertheless, virtually every street that has been constructed in Whiteville has encouraged urban development, planned or unplanned, in the area served by the new street. As an example, to the north, south, west and to some degree to the east, urban development stretches out in a finger-like fashion along the roads that radiate out from Whiteville with the intensity of development often directly dependent upon the quality of the roads. Conversely, and just as important, vacant land extends inward in a finger-like fashion in those areas not adequately served by streets and roads. Because of this direct relationship between the transportation net and the pattern of urban development, it becomes a very important element in any community planning program.

The utility network also influences the direction and intensity of urban development, the degree depending mainly upon the municipality's subdivision regulations, the accessibility of ground water, and the effectiveness of septic tanks in the soils of the locality.

There are an unlimited number of other factors that have influenced the land development pattern of Whiteville over the past 150 years, but with only a few exceptions those factors listed above; that is, the natural geographic features, the transportation net, and the utility net have been the principal factors that have shaped the present development and in all probability, will continue to do so for many years in the future.